

2019 JUN -5 PM 2: 20

# MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

TUESDAY, JUNE 25, 2019, AT 10:00 AM  
COUNCIL CHAMBERS, City Hall

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Amended Agenda  
Appear in Numerical Order  
According to Ward

**NO.A-8477 (11<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT NO. O2019-3110**

**Common Address** 4601-39 S Halsted St.

**Applicant** Alderman Patrick Thompson

**Change Request** C3-2 Commercial, Manufacturing and Employment District to B3-2  
Community Shopping District

**NO.A-8459 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT NO. O2018-9456**

**Common Address** 1300 N Maplewood Ave

**Applicant** Alderman Roberto Maldonado

**Change Request** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit  
(Detached House) District

**NO.A-8460 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT NO. O2018-9454**

**Common Address** 831 N Mozart Ave

**Applicant** Alderman Roberto Maldonado

**Change Request** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit  
(Detached House) District

**NO.A-8461 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT NO. O2018-9495**

**Common Address** 3444-3448 W North Ave

**Applicant** Alderman Roberto Maldonado

**Change Request** B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

**NO.A-8462 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT NO. O2018-9448**

**Common Address** 1738 N Spaulding Ave

**Applicant** Alderman Roberto Maldonado

**Change Request** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit  
(Detached House) District

**NO.A-8463 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT NO. O2018-9449**

**Common Address** 1749 N Spaulding Ave

**Applicant** Alderman Roberto Maldonado

**Change Request** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit  
(Detached House) District

**NO. A-8478 (48<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT NO. O2019-3112**

**Common Address** 6106 N Kenmare  
**Applicant** Alderman Harry Osterman  
**Change Request** RM5 Residential Multi Unit District to RS3 Single Unit (Detached House) District

**NO. 19997 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2663**

**Common Address:** 1836 N Albany  
**Applicant:** Michael Bergeson  
**Owner:** Michael Bergeson  
**Attorney:** Thomas Raines  
**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District  
**Purpose:** Three dwelling units with 3 parking spaces in a new 3 car detached garage. New three story building, 38 feet in height, approximately 4,830 sq.ft. with a basement, three front balconies and a rooftop deck with a rooftop stairway enclosure

**NO. 20004 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2668**

**Common Address:** 1300 N Milwaukee Ave  
**Applicant:** 1300 N Milwaukee LLC  
**Owner:** 1300 N Milwaukee LLC  
**Attorney:** Thomas Raines  
**Change Request:** B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District  
**Purpose:** Tavern with an accessory eating establishment in the ground floor commercial space; approx. 2,500 sq.ft. and zero on-site parking spaces. The existing 4 residential dwelling units are to remain unchanged

**NO. 20008-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2685**

**Common Address:** 1115 N Hermitage Ave

**Applicant:** Wellie Partners LLC

**Owner:** Wellie Partners LLC

**Attorney:** Law Offices at Samuel VP Banks

**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the rehabilitation and expansion of the existing four-story mixed-use (commercial-residential) building, at the subject site. The existing building presently contains one (1) commercial unit - at grade-level, and three (3) dwelling units - above (2<sup>nd</sup> thru 4<sup>th</sup> Floors). The rehabilitation proposal calls for the conversion of the existing grade-level commercial unit into a single dwelling unit. The proposal also calls for the erection of a three-story vertical addition, above the existing one-story attached garage, which addition will contain a total of three (3) dwelling units - for the establishment of a total of seven (7) dwelling units at the subject site. There is and will remain on-site (garage) parking for four (4) vehicles. The subject property is located within 1,320 linear feet of the entrance to the Division Blue Line (CTA) Station - therefore, the Applicant is seeking a reduction in the required off-street parking - from seven spaces to four spaces (45%), pursuant to the Transit Oriented Development (TOD) Ordinance. The existing building, with proposed addition, will be masonry in construction and measure 47 feet-inches in height.

**NO. 20011 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2729**

**Common Address:** 2612 W Cartland St

**Applicant:** Strbich Investment Properties LLC

**Owner:** Jure Strbich Trust

**Attorney:** Paul Kalpak

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To construct a new 3 story, 3 dwelling units masonry building with basement and new 3 car garage. The heights of the building will be 38 feet. There will be 3 parking spaces. No commercial space

**NO. 20005-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2674**

**Common Address:** 1514 N Elk Grave Ave

**Applicant:** Jeffery Woledge

**Owner:** Jeffery Woledge

**Attorney:** Thomas Maare

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The applicant seeks to correct the non-conforming Lot Area per Unit condition at the subject property. The current zoning does not provide sufficient density to support the existing 4 dwelling units. The proposed use of the property after rezoning will remain the same: a 2 1/4-story, 4 dwelling unit residence, 37'8" in height, with an existing 2-car detached garage with alley access in the rear yard. There is no planned commercial space and the existing 2-car garage will remain as is.

**NO. 20006-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2681**

**Common Address:** 1600-1640 N Clybourn Ave, 1700-1712 N Clybourn Ave, 922-926 W Concord Pl and 842-920 W North Ave

**Applicant:** North and Clybourn LLC

**Owner:** North and Clybourn LLC

**Attorney:** Graham Grady

**Change Request:** M1-2 Limited Manufacturing District and B1-2 Neighborhood Shopping District to C2-2 Motor Vehicle Related District

**Purpose:** The applicant proposes to subdivide the existing retail space in the building located at 1626-40 N. Clybourn into three uses. The building is approximately 9,457 sf in area. The proposal is to subdivide the building into a 4,195 sf retail space, a 2,700 sf restaurant and a 2,200 sf restaurant. The site contains 176 off-street parking spaces. The heights of the three existing buildings are 24 ft. for the building located at 900 W. North Ave. (a/k/a 1626-40 N. Clybourn), 24 ft. for the building located at 908 W. North Ave, and 60 ft. for the building located at 850 W. North Ave.

**NO. 20021-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-3170**

**Common Address:** 1445 N Ashland Ave

**Applicant:** 1445 N Ashland LLC

**Owner:** 1445 N Ashland LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject property. The new proposed building will contain commercial/retail space (1,200 square feet approx.) - at grade level, and twelve (12) dwelling units - above (four units on each the 2<sup>nd</sup> through 4<sup>th</sup> Floors). The proposal also calls for the establishment of private roof decks, above the 4<sup>th</sup> Floor, which will be for the exclusive use of the residents of the proposed new building. The subject property is located within 1,320 linear feet of the Ashland Avenue CTA bus line corridor, and -therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, the new building will have onsite parking for a total of ten (10) vehicles, located within the interior of the floor, with an entrance off of the Public Alley running along the west end of the site. The new building will be masonry in construction and measure 44 feet-4 inches in height.

**NO. 20023-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-3274**

**Common Address:** 1358 W Webster Ave

**Applicant:** 1358 W. Webster LLC

**Owner:** 1358 W. Webster LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C1-1 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

**Purpose:** The Applicant is seeking a Zoning Change to permit the construction of a new four-story, mixed-use building, with one (1) retail unit at grade and three (3) dwelling units above. The retail/commercial unit will contain a total of 947.0 square feet. Onsite garage parking for five (5) vehicles will be provided, at the subject site. The building will be 45 feet-1.5 inches in height.

**NO. 19992 (10<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2655**

**Common Address:** 2900 E 106<sup>th</sup> Street

**Applicant:** FW Realty LLC

**Owner:** George Beemsterboer, Inc.

**Attorney:** Ed Kus

**Change Request:** Planned Manufacturing District Na. 6 to a Waterway Planned Development

**Purpose:** To establish a Class IVA metal recycling facility. There will be approximately 50 parking spaces for employees. There is an accessory office building of approximately 12,500 SF. The height of the proposed building is approximately 55'.

**NO. 20017-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2856**

**Common Address:** 4223-45 S Halsted St; 750-752 W 43<sup>rd</sup> St

**Applicant:** Kasper Development LLC 4223

**Owner:** Kasper Development LLC 4223

**Attorney:** Paul Kolpak

**Change Request:** RS1 Residential Single Unit (Detached House) District and B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To construct 19 new 3 story townhomes in 4 buildings. The heights of each building will be 30 feet and 8.5 inches. There will be 19 parking spaces. No commercial space

**NO. 20014 (12<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2789**

**Common Address:** 2139 and 2159 W Pershing Road

**Applicant:** Cade RE Partners, Inc. a Utah Corporation

**Owner:** CC 2139 Pershing LLC and CC 2159 Pershing LLC

**Attorney:** Steve Friedland, Applegate & Thorne-Thomsen

**Change Request:** M2-3 Light Industry District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District to a Planned Development

**Purpose:** The subject property is improved with two 6-story buildings. The planned development will permit the property to be developed with a total of 125 dwelling units in the 2159 W. Pershing building and 39 dwelling units with commercial/office space in the 2139 W. Pershing building. There will be a total of 100 parking spaces for 2139 W. Pershing and 45 parking spaces for 2159 W. Pershing. Building height will not change

**NO. 20003 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2667**

**Common Address:** 1746 W 21<sup>st</sup> St

**Applicant:** Mogda Anaya

**Owner:** Magda Anayo

**Attorney:** Ralanda Acosta

**Change Request:** B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** The subject property is currently improved with a two story mixed-use commercial and residential building and two parking spaces. The building currently contains 1,416 square feet of ground commercial space and one residential dwelling unit on the second floor. The Applicant seeks to rezone the property to establish a Limited Manufacturing, Production and Industrial Service use on the ground floor. The Applicant proposes to prepare food on the ground floor of the building for sale at wholesale to local retailers. There will be no change to the existing residential portion of the building. The existing two parking spaces will remain.

**NO. 20013-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2756**

**Common Address:** 1315 N Rockwell St

**Applicant:** Luis Arzote

**Owner:** Luis Arzate

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

**Purpose:** The Applicant is seeking a Zoning Change to permit the conversion of the existing mixed-use building, with five (5) dwelling units and one (1) retail unit to a residential building with six (6) dwelling units and zero (0) retail units. The FAR, height, and footprint of the existing building will remain without change. No on-site parking will be provided, as only one (1) dwelling unit is being added to a building that is more than 50 years old.

**NO. 20022-T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-3219**

**Common Address:** 842 N Fairfield Ave

**Applicant:** L&MC Investments LLC

**Owner:** L&MC Investments LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

**Purpose:** The Applicant is seeking to establish a third dwelling unit within the existing principal (front) building at the subject property. The rear coach house that contains two (2) dwelling units will remain without change. The height and footprint of the existing buildings will remain without change. No on-site parking is or will be provided, as only one (1) dwelling unit is being added to a building that is more than 50 years old.



**NO. 20007-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2684**

**Common Address:** 121-25 S Peoria St/ 122-28 S Green St

**Applicant:** ZS Dev Peoria Green LLC

**Owner:** ZS Dev Peoria Green LLC

**Attorney:** Michael Ezgur

**Change Request:** DS-3 Downtown Service District to DX-5 Downtown Mixed Use District

**Purpose:** The subject property measures 16,427.5 square feet and is improved with a surface parking lot. The Applicant proposes to rezone the property to construct a new six-story residential building with 25 residential dwelling units and twenty-five automobile parking spaces. The proposed height of the building is 79 feet.

**NO. 20010 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2728**

**Common Address:** 1033-1057 W Fulton Market; 225-233 N Aberdeen Street; 224-232 N Carpenter St.

**Applicant:** Silver Queen LLC

**Owner:** 232 Carpenter LLC

**Attorney:** Meg George

**Change Request:** C1-1 Neighborhood Commercial District, and C3-5 Commercial, Manufacturing and Employment District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

**Purpose:** Proposed new construction for a 6 story office building and 12 story hotel with first floor retail in both. There will be no dwelling units in either building. Location is in a TSL and has 15 parking spaces. In total, there will be 21,900 sf of retail space, 46,373 sf of office space, and 135,676 sf of hotel space. Height will be approx. 147'

**NO. 20019-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-3055**

**Common Address:** 341-47 N Kedzie Ave; 3148-58 W Carroll Ave

**Applicant:** Corry Williams

**Owner:** Cary Williams

**Attorney:** Ralando Acosta

**Change Request:** B1-2 Neighborhood Shopping District and M1-2 Limited Manufacturing District to B1-2 Neighborhood Shopping District

**Purpose:** The subject property comprises of four lots of record and is improved with a one-story Artist Work or sales space and a two car garage, the Applicant seeks to rezone the property to modify the existing Type 1. The modification to the Type 1 will allow for a one-story (13 ft. 1 in. in height) 600 sq. ft. addition to the current art gallery. The existing two car garage will remain and there will be no addition in parking.

**NO. 20015 (30<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2826**

**Common Address:** 3334 N Ridgeway Ave

**Applicant:** Rosolio Brito and Guodolupe Brito

**Owner:** Rosolio Brito and Guodolupe Brito

**Attorney:** Low Office of Mork J Kupiec

**Change Request:** RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To allow a dwelling unit within the basement area of the existing residential building, for a total of 3 dwelling units of the subject property; no commercial space; existing 2 story residential building; existing height- no change proposed; existing 2 car garage to remain

**NO. 20009-T1 (31<sup>st</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2692**

**Common Address:** 3944 W Wrightwood Ave

**Applicant:** Hector Rodriguez

**Owner:** Hector Rodriguez

**Attorney:** Law Offices of Samuel VP Bonks

**Change Request:** RS3 Single Unit (Detached House) District and M1-1 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi-Unit District

**Purpose:** The applicants are seeking a zoning change to permit the conversion of the existing residential buildings from 3 dwelling units to 4 dwelling units. No changes are proposed to the height, FAR, or setbacks of the building. Onsite garage parking for 2 cars is provided in the attached garage at the rear of the subject site

**NO. 19998 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2656**

**Common Address:** 2501-03 N Talmon Ave

**Applicant:** Logon Talmon LLC

**Owner:** Logon Talmon LLC and BNA Holdings

**Attorney:** Schoin Bonks Low

**Change Request:** RM4.5 Residential Multi-Unit District to RS3 Single Unit (Detached House) District

**Purpose:** To return the zoning to its original designation as requested by alderman and community once the permits were pulled to build the new single family home at 2501 N Talmon, 2503 Talmon is existing residential building which contains 4 residential dwelling units with single family residence at the rear of the property

**NO. 20002 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2666**

**Common Address:** 1949-47 N Hoyne Ave

**Applicant:** Lauro Blosingome

**Owner:** Laura Blosingome

**Attorney:** Gordon & Pirkarski

**Change Request:** B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** 1949 will continue to be used as a bar on the ground floor with 3 residential units above. 1947 will continue to be used as 2 residential units with an outdoor patio for the bar at 1949 at the rear. The bar will maintain its existing approx. 1,934 sqft patio will be approx. 1,217 feet. The buildings will maintain their existing heights. No parking will be provided

**NO. 19999-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2657**

**Common Address:** 3332 W Irving Park Road

**Applicant:** 3332 Irving Park Rd LLC

**Owner:** 3332 Irving Park Rd LLC

**Attorney:** Paul Kolpak

**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To construct a new 4 story 3 dwelling unit building. The building will consist of approximately 980 sq.ft. of the commercial space on the 1<sup>st</sup> floor, and will have no basement. The heights of the building will be 50 feet 0 inches. There will be 4 parking spaces.

**NO. 19993 (35<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2659**

**Common Address:** 2602-2638 N Emmett

**Applicant:** Bickerdike Redevelopment Corporation, an Illinois not-for profit corporation

**Owner:** City of Chicago

**Attorney:** Steven Friedland

**Change Request:** B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District and then to a Planned Development

**Purpose:** To permit the applicant to develop a mixed-use building with 100 dwelling units and approx. 4,585 sf of commercial space. A minimum of 20 parking spaces will be provided. Maximum building height will not exceed 80 feet

**NO. 19994 (36<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2660**

**Common Address:** 3631-57 N Central Ave; 5547-57 W Waveland Ave

**Applicant:** Portage Park Capitol LLC

**Owner:** Portage Park Capitol LLC

**Attorney:** DLA Piper

**Change Request:** RS2 Single-Unit (Detached House) District to C3-5 Commercial, Manufacturing and Employment District and then to a Business Planned Development

**Purpose:** To permit the construction of a 4 story commercial building containing an overall FAR of 3.34, 15 parking spaces and accessory and incidental uses

**NO. 20000 (36<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2658**

**Common Address:** 1914-16 N Cicero Ave

**Applicant:** Car City Auto Group

**Owner:** Lau Caconate

**Attorney:** Paul Kolpak

**Change Request:** RS3 Single Unit (Detached House) District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** To establish outdoor auto sales shop with approx. 864 sq.ft. of office space. There will be 5 parking spaces. No changes to the exterior or interior of the property will be made

**NO. 20018 (36<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-3015**

**Common Address:** 6313 W Melrose St

**Applicant:** Mary Ann Quintana

**Owner:** Mary Ann Quintana

**Attorney:** Oscar Antania Ganzolez

**Change Request:** RS2 Single-Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** the property will remain residential with a total number of 3 dwelling units. There is currently a 2 car garage that will remain unchanged; no commercial space; no exterior changes to the existing 2 story building

**NO. 20001 (39<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2665**

**Common Address:** 6253 N Milwaukee Ave

**Applicant:** Michael Fabian

**Owner:** Michael Fabian

**Attorney:** Gordon & Pirkarski

**Change Request:** B3-1 Community Shopping District to C2-2 Motor Vehicle Related District

**Purpose:** The applicant will maintain the existing building and use it for HVAC supplies and storage. No dwelling units are proposed. The building will maintain its existing parking, height and 1,344 sqft of commercial space

**NO. 19995 (44<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2661**

**Common Address:** 1225-35 W Schaal St; 1240 W Melrose St

**Applicant:** US Investments-Residential LLC

**Owner:** Craftsman Tinning and Plating Corporation and CWT Properties LLC

**Attorney:** Paul Kalpak

**Change Request:** M1-2 Limited Manufacturing District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District, and then to a Residential Planned Development

**Purpose:** To construct 4 townhouse buildings containing a total of 28 townhouse dwelling units. The heights of the buildings will be 38 feet. There will be 28 parking spaces and no commercial space

**NO. 20020-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-3119**

**Common Address:** 3131-3141 N Sheffield

**Applicant:** Fletcher Lafts LLC

**Owner:** Fletcher Lafts LLC

**Attorney:** Jack Parrino

**Change Request:** B2-5 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed Use District

**Purpose:** Applicant seeks to convert approximately 5,400 square feet of ground floor commercial space into 6 residential units for a total of 86 residential units in an existing residential building. The existing building is 67 feet and 7 inches tall and has 35 on site parking spaces, and 5 of site parking spaces (previously approved by a special use) for a total of 40 parking spaces. The property is a Transit Served Location and seeks a reduction in its required parking by more than 50 percent by this Type-1 rezoning application.

**NO. 20024 (44<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-3406**

**Common Address:** 3111-3119 N Broadway

**Applicant:** 3115 Properties LLC

**Owner:** 3115 Properties LLC

**Attorney:** Meg Gearge

**Change Request:** B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** Propose to renovate existing building into retail and residential space. Building is approximately 101,384 SF and 82' 9" (zoning; 94' 9" total) in height. There will be 72 dwelling units, 60 parking spaces (50% reduction due to transit served -- 40 residential use only; 20 public use), 72 bicycle spaces. There will be approximately 6,598 SF of retail space.

**NO. 20016 (45<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2842**

**Common Address:** 4030 N Milwaukee Ave

**Applicant:** Black Heart Tattoa LLC and Hector Urbana-Hernandez

**Owner:** Kemal Sabavic

**Attorney:** Gregory Eidukas

**Change Request:** B1-3 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** 1<sup>st</sup> floor approximately 2,075 sq.ft. to be used as a tattoo studio after zoning amendment, 2<sup>nd</sup> floor consists of two residential units, no parking spaces. No changes to the exterior of the building

**NO. 20012-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2738**

**Common Address:** 4729 N Winchester Ave

**Applicant:** Tullamore Development LLC

**Owner:** Tullamore Development LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Single Unit (Detached House) District to RM5 Residential Multi Unit District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) multi-unit residential building, at the subject property. The existing two-story building and detached garage will be razed. The new proposed building will contain a total of eight (8) dwelling units, between the basement and 4<sup>th</sup> Floor. There will be off-street parking for seven (7) vehicles, located in and between three detached garages - at the rear of the lot, as well as interior parking for two (2) vehicles, located within the basement of the proposed new building - for a total of nine (9) onsite parking spaces. The new proposed building will be masonry in construction and will measure 47 feet-0 inches in height.

**NO. 19996 (49<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2662**

**Common Address:** 1506 W Jarvis Ave

**Applicant:** Flangelato LLC

**Owner:** JG1 LLC

**Attorney:** Jeff Sperling

**Change Request:** B3-3 Community Shopping District to C1-3 Neighborhood Commercial District

**Purpose:** To allow the application for an on-premise consumption liquor license (tavern) in addition to the existing packaged goods liquor license. The 2-story at 1500-06 W. Jarvis has 3 first floor commercial spaces; coffee shop 1500 sq. ft., Tavern 1550 sq.ft., wine store 1100 sq.ft., 4 dwelling units on the second floor, building height 27', no parking. 3-story building at 7404-12 N. Greenview has no commercial, 18 dwelling units, height 46' and no parking.

**NO. 20025-T1 (49<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-3423**

**Common Address:** 7000-14 N Glenwood

**Applicant:** AGE Glenwood LLC

**Owner:** AGE Glenwood LLC

**Attorney:** Katriina McGuire c/o Thompson Coburn LLP

**Change Request:** B3-3 Community Shopping District to B3-5 Community Shopping District

**Purpose:** Applicant proposes to establish a 70 foot tall (to underside of top floor, not including stair/elevator penthouse). six-story building with 3,800 square feet of commercial space on the ground floor and sixty residential units on the upper floors. The building will have 31 automobile parking spaces and 60 bicycle parking spaces. It is a Transit Served Location, approximately 350 feet from the nearest "el" station.